



Guide Price £650,000 Freehold



Madison Gardens, Bexleyheath, Kent DA7 5SU



PROPERTY DESCRIPTION

GUIDE PRICE £650,000 - £675,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended 1930s semi-detached house in a quiet cul-de-sac location, close to schools, amenities, and transport links including Bexleyheath station and Abbey Wood station with Crossrail/Elizabeth Line and Thameslink.

This spacious property features an open-plan ground floor with large living/dining room and large kitchen/breakfast/family room; and further comprises 4 bedrooms, utility room, ground floor shower room, and upstairs family bathroom. Additional benefits include double glazing, gas central heating, summerhouse, storage area, 50ft x 30ft (approx) rear garden, and off street parking for 2 cars.

Total Internal Area approx: 1,957.52 sq ft (181.66 sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Wood flooring, radiator, panelled walls, understairs storage cupboard; double glazed window to front; carpeted stairs leading to first floor.

Living / Dining Room

7.97m x 3.64m (26' 2" x 11' 11") Wood flooring, radiators, double glazed bay windows; feature fireplace with surround; opening to sun room; opening to kitchen.

Kitchen / Breakfast / Family Room

6.50m x 2.74m (21' 4" x 9' 0") Wood flooring; range of soft-closing wall and base units with granite worktops and glass splashback; undermount sink with instant boiling-water mixer tap; gas hob with Neff stainless steel extractor hood; built-in double oven, integrated hot-plate, integrated dishwasher; island with integrated wine-cooler; space and connections for American-style fridge/freezer; radiators; double glazed doors leading to rear garden.

Sun Room

3.00m x 2.97m (9' 10" x 9' 9") Wood flooring with underfloor heating; double glazed windows; sliding doors leading to living/dining room; double glazed doors leading to rear garden.

Utility Room

Wood flooring; range of wall and base units; space and connections for washing machine; space and connections for dryer; space and connections for fridge/freezer.

Shower Room

2.83m x 2.75m (9' 3" x 9' 0") Tiled flooring with underfloor heating; walk-in shower enclosure with rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c, radiator, double glazed frosted windows.

First Floor

Landing

Carpeted, panelled walls; loft access.

Bedroom

4.28m x 3.55m (14' 1" x 11' 8") Carpeted, radiator, built-in wardrobes, double glazed bay windows.

Bedroom

3.63m x 3.62m (11' 11" x 11' 11") Carpeted, radiator, built-in wardrobes, double glazed windows.

Bedroom

3.13m x 2.79m (10' 3" x 9' 2") Carpeted, radiator, double glazed windows.

Bedroom

4.38m x 3.11m (14' 4" x 10' 2") Laminate flooring, radiator, built-in cupboard, double glazed windows.

Study

2.42m x 1.41m (7' 11" x 4' 8") Carpeted, double glazed windows.

Family Bathroom

2.86m x 2.38m (9' 5" x 7' 10") Tiled flooring, panelled walls; walk-in shower enclosure with rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c, radiator, double glazed frosted windows.

External

Front Driveway

Off street parking for 2 cars; access to storage via up-and-over door.

Rear Garden

Approximately 50ft x 30ft; porcelain tiled area; decking area with pergola; lawn; mature bushes, trees and shrubs; outdoor tap, outdoor electrical socket; access to garden room.

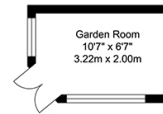
Garden Room

3.22m x 2.00m (10' 7" x 6' 7") Electrical power; windows.

Information

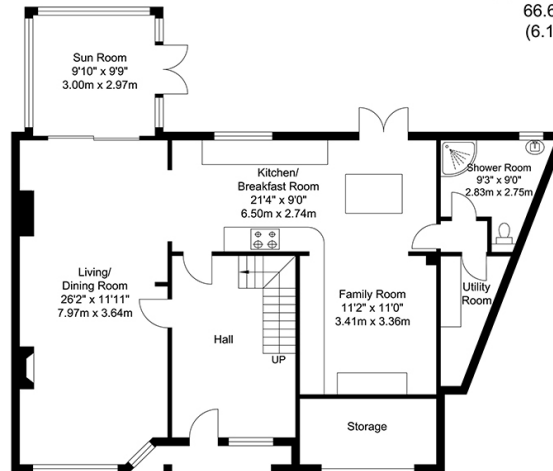
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.9 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.0 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.1 miles (approx) to Danson Park & Lake
- 1.2 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

FLOORPLAN



Garden Room
10'7" x 6'7"
3.22m x 2.00m

Outbuilding
Approximate Floor Area
66.62 SQ.FT.
(6.19 SQ.M.)



Sun Room
9'10" x 9'9"
3.00m x 2.97m

Kitchen/
Breakfast Room
21'4" x 9'0"
6.50m x 2.74m

Living/
Dining Room
26'2" x 11'11"
7.97m x 3.64m

Hall

UP

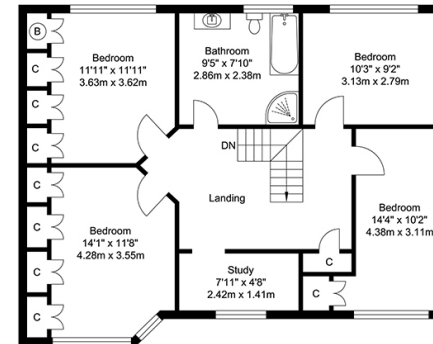
Family Room
11'2" x 11'0"
3.41m x 3.36m

Utility Room

Shower Room
9'3" x 9'0"
2.83m x 2.75m

Storage

Ground Floor
Approximate Floor Area
1064.44 SQ.FT.
(98.89 SQ.M.)



Bedroom
11'11" x 11'11"
3.63m x 3.62m

Bathroom
9'5" x 7'10"
2.86m x 2.38m

Bedroom
10'3" x 9'2"
3.13m x 2.79m

Bedroom
14'4" x 10'2"
4.38m x 3.11m

Study
7'11" x 4'8"
2.42m x 1.41m

Landing

DN

First Floor
Approximate Floor Area
826.45 SQ.FT.
(76.78 SQ.M.)



TOTAL APPROX FLOOR AREA 1957.52 SQ. FT / 181.86 SQ. M
For Identification Purposes Only.

